DHOUSE PATTANA PUBLIC COMPANY LIMITED

INTERIM FINANCIAL INFORMATION

FOR THE THIRD QUARTER ENDED MARCH 31, 2026

AND REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION OF CERTIFIED PUBLIC ACCOUNTANT

SIAM TRUTH

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION OF CERTIFIED PUBLIC ACCOUNTANT

To the Board of Directors of Dhouse Pattana Public Company Limited

I have reviewed the interim financial information of Dhouse Pattana Public Company Limited and its subsidiaries, which comprise the consolidated statements of financial position as at March 31, 2026 and the related consolidated statement of comprehensive income, changes in equity and cash flows for the three-month period then ended, and the condensed notes to the interim financial information. I have also reviewed the interim financial information of Dhouse Pattana Public Company Limited, which comprises the separate statement of financial position as at March 31, 2026, and the separate statements of comprehensive income, changes in equity and cash flows for the three-month period then ended, and the condensed notes to the interim financial information. The management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Chaiwat Saetiaw
Certified Public Accountant
Registration Number 11042

Siam Truth Audit Company Limited
Bangkok
May 9, 2026

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT MARCH 31, 2026

Thousand Baht

		Consolidated financial statements		Separate financial statements	
	Note	March 31, 2026 "Unaudited"	December 31, 2025	March 31, 2026 "Unaudited"	December 31, 2025
Assets					
Current assets					
Cash and cash equivalents	5	26,852	27,134	3,894	11,902
Trade and other receivables		1,273	2,019	897	1,456
Short-term loan to related parties	4	-	-	28,600	32,900
Inventories		10,732	8,415	7,885	5,964
Cost of property development	6	161,980	155,265	161,984	155,265
Other current assets		936	1,291	542	823
Total current assets		**201,773**	**194,124**	**203,802**	**208,310**
Non-current assets					
Restricted bank deposits		318	293	260	266
Investments in subsidiaries	7	-	-	64,000	64,000
Investments property	8	53,772	53,481	137,196	137,387
Cost of property development	9	434,642	434,944	355,320	354,088
Property, plant and equipment	10	142,742	142,449	46,410	46,334
Right-of-use assets		2,036	2,158	1,853	1,949
Intangible assets		230	256	230	256
Other non-current assets		5,319	4,023	2,119	2,111
Total non-current assets		**639,059**	**637,604**	**607,388**	**606,391**
Total assets		**840,832**	**831,728**	**811,190**	**814,701**

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT MARCH 31, 2026 *Thousand Baht*

		Consolidated financial statements		Separate financial statements	
	Note	March 31, 2026 "Unaudited"	December 31, 2025	March 31, 2026 "Unaudited"	December 31, 2025
Liabilities and equity					
Current liabilities					
Bank overdrafts and short-term loans					
from financial institutions	11	25,397	30,107	4,374	4,595
Trade and other payables		9,118	5,697	8,486	4,881
Advance received	6	150	320	150	320
Current portion of loans	12	8,228	7,607	2,401	1,840
Current portion of lease liabilities		917	805	309	350
Short-term loans from related parties	4	47,900	102,400	56,000	128,400
Other current liabilities		730	820	580	633
Total current liabilities		**92,440**	**147,756**	**72,300**	**141,019**
Non-current liabilities					
Long-term loans from financial institutions	12	59,606	52,116	36,925	27,468
Lease liabilities		2,950	2,660	1,708	1,770
Debenture	13	248,047	184,049	248,047	184,049
Provisions for employee benefit		3,439	3,248	3,183	3,027
Provisions		2,301	2,355	2,301	2,355
Other non-current liabilities		2,758	2,615	7,030	6,963
Total non-current liabilities		**319,101**	**247,043**	**299,194**	**225,632**
Total liabilities		**411,541**	**394,799**	**371,494**	**366,651**
Equity					
Share capital					
Ordinary shares		453,333	453,333	453,333	453,333
Premium on share capital		28,459	28,459	28,459	28,459
Retained earnings (deficit)					
Appropriated					
Legal reserve		747	747	747	747
Unappropriated		(53,248)	(45,610)	(42,843)	(34,489)
Total equity		**429,291**	**436,929**	**439,696**	**448,050**
Total liabilities and equity		**840,832**	**831,728**	**811,190**	**814,701**

STATEMENTS OF COMPREHENSIVE INCOME *"Unaudited"*

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 *Thousand Baht*

		Consolidated financial statements		Separate financial statements	
	Note	2026	2025	2026	2025
Revenue					
Revenue from sales	14	38,086	36,880	-	3,869
Revenue from rendering of services	14	1,499	1,135	840	600
Total revenue		**39,585**	**38,015**	**840**	**4,469**
Cost					
Cost of sales		(33,215)	(34,159)	(101)	(2,882)
Cost of rendering of services		(994)	(855)	(482)	(407)
Total cost		**(34,209)**	**(35,014)**	**(583)**	**(3,289)**
Gross profit		**5,376**	**3,001**	**257**	**1,180**
Other income	14	158	112	488	179
Selling expenses		(1,441)	(1,139)	(303)	(367)
Administrative expenses		(5,113)	(5,521)	(2,815)	(2,931)
Loss from operations		**(1,020)**	**(3,547)**	**(2,373)**	**(1,939)**
Finance income		-	-	440	422
Finance costs		(6,618)	(5,335)	(6,421)	(4,979)
Loss before income tax		**(7,638)**	**(8,882)**	**(8,354)**	**(6,496)**
Tax income	16	-	64	-	-
Loss for the periods		**(7,638)**	**(8,818)**	**(8,354)**	**(6,496)**
Other comprehensive income					
Items that will never be reclassified subsequently to profit or loss					
Defined benefit plan actuarial gains		-	2,053	-	2,053
Other comprehensive income		-	**2,053**	-	**2,053**
Total comprehensive loss		**(7,638)**	**(6,765)**	**(8,354)**	**(4,443)**
Loss per share					
Basic loss per share (Baht)		(0.0084)	(0.0097)	(0.0092)	(0.0072)
Weighted average number of ordinary shares (shares)		906,666,660	906,666,660	906,666,660	906,666,660

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY *"Unaudited"*

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026 *Thousand Baht*

	Consolidated financial statements				
	Issued and paid-up share capital	Premium on share capital	Retained earnings (deficit) Appropriated legal reserve	Retained earnings (deficit) Unappropriated	Total equity
Balance as at January 1, 2026	**453,333**	**28,459**	**747**	**(45,610)**	**436,929**
Total comprehensive loss	-	-	-	(7,638)	(7,638)
Balance as at March 31, 2026	**453,333**	**28,459**	**747**	**(53,248)**	**429,291**
Balance as at January 1, 2025	**453,333**	**28,459**	**747**	**(17,687)**	**464,852**
Total comprehensive loss	-	-	-	(6,765)	(6,765)
Balance as at March 31, 2025	**453,333**	**28,459**	**747**	**(24,452)**	**458,087**

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026

"Unaudited"

Thousand Baht

	Separate financial statements				
	Issued and paid-up share capital	Premium on share capital	Retained earnings (deficit) Appropriated legal reserve	Retained earnings (deficit) Unappropriated	Total equity
Balance as at January 1, 2026	**453,333**	**28,459**	**747**	**(34,489)**	**448,050**
Total comprehensive loss	-	-	-	(8,354)	(8,354)
Balance as at March 31, 2026	**453,333**	**28,459**	**747**	**(42,843)**	**439,696**
Balance as at January 1, 2025	**453,333**	**28,459**	**747**	**(16,292)**	**466,247**
Total comprehensive loss	-	-	-	(4,443)	(4,443)
Balance as at March 31, 2025	**453,333**	**28,459**	**747**	**(20,735)**	**461,804**

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS

"Unaudited"

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cash flows from operating activities				
Loss for the period	**(7,638)**	**(8,818)**	**(8,354)**	**(6,496)**
Adjustments to reconcile loss for the period				
to cash generated (paid) from operating activities				
Depreciation and amortization	1,450	1,250	985	962
Employee benefit	191	147	156	138
Finance income	-	-	(440)	(422)
Finance costs	6,618	5,335	6,421	4,979
Tax income	-	(64)	-	-
Cash flows from operating activities before changes				
in operatings assets and liabilities	**621**	**(2,150)**	**(1,232)**	**(839)**
Operating assets decrease (increase)				
Trade and other receivables	746	89	537	(55)
Accrued income	-	(48)	-	-
Inventories	(2,317)	(494)	(1,921)	(466)
Cost of property development	(6,255)	(4,486)	(7,793)	(4,558)
Other current assets	355	195	281	227
Restricted bank deposits	(25)	7	6	7
Other non-current assets	(1,150)	400	40	(10)
Operating liabilities increase (decrease)				
Trade and other payables	3,569	(31)	3,671	144
Advance received	(170)	(1,995)	(170)	(1,995)
Other current liabilities	(90)	(63)	(53)	(97)
Provisions	(54)	(41)	(54)	(41)
Other non-current liabilities	143	(11)	67	(44)
Cash flows used in operations activities	**(4,627)**	**(8,628)**	**(6,621)**	**(7,727)**

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS

"Unaudited"

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Interest received	-	-	462	422
Income tax paid	(144)	(92)	(49)	(77)
Net cash flows used in operating activities	**(4,771)**	**(8,720)**	**(6,208)**	**(7,382)**
Cash flows from investing activities				
Increase in short-term loan to related parties	-	-	(200)	-
Repayment from short-term loan to related parties	-	-	4,500	-
Purchase of investments property	(291)	(190)	(291)	(325)
Purchase of building and equipments	(969)	(3,343)	(458)	(1,299)
Net cash flows provided by (used in) investing activities	**(1,260)**	**(3,533)**	**3,551**	**(1,624)**
Cash flows from financing activities				
Decrease in bank overdrafts and				
short-term loans from financial institutions	(4,710)	(354)	(221)	(4)
Cash received from loan from related parties	5,500	74,500	9,600	106,700
Repayment for loan from related parties	(60,000)	(64,500)	(82,000)	(94,500)
Cash received from long-term loans from financial institutions	10,595	3,498	10,595	-
Repayment for long-term loans from financial institutions	(2,484)	(2,421)	(577)	(740)
Repayment for leases liabilities	(158)	(140)	(19)	(58)
Finance cost paid	(5,980)	(4,181)	(5,715)	(3,629)
Issuance of debentures	65,100	116,400	65,100	116,400
Redemption of debentures	-	(120,000)	-	(120,000)
Debenture issuing cost paid	(2,114)	(3,553)	(2,114)	(3,553)
Net cash flows provided by (used in) financing activities	**5,749**	**(751)**	**(5,351)**	**616**
Net decrease in cash and cash equivalents	**(282)**	**(13,004)**	**(8,008)**	**(8,390)**
Cash and cash equivalents at the beginning of the period	27,134	31,175	11,902	14,331
Cash and cash equivalents at the end of the period	**26,852**	**18,171**	**3,894**	**5,941**

Additional information cash flow of non-cash items

Lease liabilities for the purchase of equipment	627	-	-	-

1. GENERAL INFORMATION

Dhouse Pattana Public Company Limited ("the Company") is incorporated in Thailand.

Its registered office is at 99 Sarakham-Wapi Pathum Road, Talat, Mueang Maha Sarakham, Maha Sarakham.

The Company was listed on the Stock Exchange of Thailand in the "Market for Alternative Investment (mai)" on October 26, 2020.

The Company and its subsidiaries ("the Group") are engaged in 2 principal businesses as follows:

- Property development.
- Oil station and retail business.

These interim financial information for the three-month period ended March 31, 2026 have been approved for issue by the Company's Board of Directors on May 9, 2026.

2. BASIS OF PREPARATION OF THE INTERIM FINANCIAL INFORMATION

The interim financial information are prepared in accordance with Thai Accounting Standards ("TAS") No. 34 "Interim Financial Reporting", including the accounting guidelines promulgated by the Federation of Accounting Professions ("TFAC") and applicable rules and regulations of the Thai Securities and Exchange Commission. The Group chooses to present the condensed interim financial information, and presents the statement of financial position, comprehensive income, changes in equity and cash flows in the same format as the annual financial statements.

The interim financial information do not include all of the financial information required for full annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial information should be read in conjunction with the latest annual financial statements.

The interim financial information in Thai language are presented in Thai Baht, which is the Group's functional currency. The preparation of these official statutory interim financial information is issued for Thai reporting purposes. The interim financial information in English language have been translated from the interim financial information in Thai language.

The preparation of the interim financial information requires management to make judgments estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying amounts of assets and liabilities that are not readily apparent from other sources. Subsequent actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that accounting period, and in the accounting period of the revision and future periods, if the revision affects both current and future accounting periods.

BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements have been prepared by including the interim financial information of Dhouse Pattana Public Limited and its subsidiaries (together referred to as the "Group") basing on the same basis as that applied for the consolidated financial statements for the year ended December 31, 2025.

			%	
			Shareholding	
			March 31,	December 31,
Company	Country of incorporation	Business type	2026	2025
Direct subsidiaries				
D Power Holdings Company Limited	Thailand	Holding investments	100	100
		Production and sales of construction materials		
Asset Group Khonkaen Company Limited	Thailand	Property development	100	100
Indirect subsidiary				
D Energy and Retail Company Limited	Thailand	Oil station and retail business	100	100

The preparations of the consolidated financial statements have been based on the same accounting policies for the same or similar accounting transactions or accounting events.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income or expenses arising from intra-group transactions, are eliminated.

New financial reporting standards

Financial reporting standards that became effective in the current period

During the period, the Group has adopted the revised financial reporting standards, including the accounting guidance which are effective for fiscal years beginning on or after January 1, 2026. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the clarification of accounting practices and accounting guidance to users of TFRSs.

The management assessed there are not any significant impact on the Group's interim financial information in the period those financial reporting standards are initially adopted.

3. SIGNIFICANT ACCOUNTING POLICIES

The measurement bases used in preparing the interim financial information

The interim financial information are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2025.

4. TRANSACTIONS WITH RELATED PARTIES

A related party is a person or entity that has control, or are controlled by, the Company and subsidiaries, whether directly or indirectly, or which are under common control with the Company and subsidiaries and a person which directly or indirectly own a voting interest in the Company and subsidiaries that gives them significant influence over the Company and subsidiaries, key management personnel, directors, or officers with authority in the planning and direction of the Company's and subsidiaries' operations, including, close family members of mentioned person and entity that has control or significant influence whether directly or indirectly.

Significant transactions with related parties for the three-month periods ended March 31, 2026 and 2025 were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Revenue from rendering of services				
D Power Holdings Co., Ltd.	-	-	483	3
D Energy and Retail Co., Ltd.	-	-	712	651
Asset Group Khonkaen Co., Ltd.	-	-	14	14
Other income				
D Energy and Retail Co., Ltd.	-	-	-	9
Interest income				
D Power Holdings Co., Ltd.	-	-	3	-
Asset Group Khonkaen Co., Ltd.	-	-	437	422
Purchase of supplies and construction materials				
D Power Holdings Co., Ltd.	-	-	57	-
D Energy and Retail Co., Ltd.	-	-	22	19
Sarakham Petroleum Co., Ltd.	2	9	2	9
Farmmart Corporation Co., Ltd.	-	1	-	1
Purchase of equipments				
Big Automobile Co., Ltd.	896	-	-	-
Directors	95	-	-	-

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Transportation expenses				
Sarakham Oil Co., Ltd.	254	-	-	-
Amortization right-of-use assets				
Directors	95	88	95	88
Other expenses				
Directors	6	6	-	-
Interest expense				
D Energy and Retail Co., Ltd.	-	-	252	198
Big Automobile Co., Ltd.	7	-	-	-
Directors	696	144	696	144
Related persons	344	71	329	62

Thousand Baht

Management and director personnel compensation

Management and director personnel compensation for the three-month periods ended March 31, 2026 and 2025 consisted of:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Management personnel compensation				
Short-term benefits	1,174	1,162	566	658
Post-employment benefits	82	85	82	85
Total	1,256	1,247	648	743
Directors' remuneration	140	132	116	108

Directors' remuneration represents benefits paid to the director of the Group in accordance with Section 90 of the Public Limited Companies Act B.E. 2535, exclusive of salaries and related benefit payable to directors who hold executive positions.

The significant balances of assets and liabilities with related parties as at March 31, 2026 and December 31, 2025 were as follows:

				Thousand Baht
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Trade and other receivables				
D Power Holdings Co., Ltd.	-	-	272	29
D Energy and Retail Co., Ltd.	-	-	237	217
Asset Group Khonkaen Co., Ltd.	-	-	149	171
Right-of-use assets				
Directors	1,853	1,949	1,853	1,949
Trade payables				
D Power Holdings Co., Ltd.	-	-	17	-
Sarakham Oil Co., Ltd.	53	58	-	-
Farmmart Corporation Co., Ltd.	-	11	-	11
Rental payables				
Directors	2	26	-	24
Accrued expenses				
D Power Holdings Co., Ltd.	-	-	10	-
Directors	8	-	-	-
Accrued interest expenses				
D Energy and Retail Co., Ltd.	-	-	70	109
Directors	156	300	156	230
Related persons	120	162	113	162
Lease liabilities				
Big Automobile Co., Ltd.	1,198	620	-	-
Directors	2,018	2,100	2,018	2,100
Rental deposit				
D Power Holdings Co., Ltd.	-	-	3	3
D Energy and Retail Co., Ltd.	-	-	5,006	5,006

Short-term loans to related parties

Short-term loans to related parties as at March 31, 2026 and December 31, 2025 consisted of:

	%	*Thousand Baht*	
	Interest rate	Separate financial statements	
		2026	2025
Asset Group Khonkaen Co., Ltd.	6	28,400	32,700
D Power Holdings Co., Ltd.	6	200	200
Total		**28,600**	**32,900**

Movements of short-term loans to related parties for the three-month periods ended March 31, 2026 and 2025 were as follows:

	Thousand Baht	
	Separate financial statements	
	2026	2025
Beginning balance	32,900	28,500
Increase	200	-
Decrease	(4,500)	-
Ending balance	28,600	28,500

The Company had loans to related parties by issuing promissory notes due at call and unsecured.

Short-term loans from related parties

Short-term loans from related parties as at March 31, 2026 and December 31, 2025 consisted of:

	%				*Thousand Baht*
	Interest rate	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
D Energy and Retail Co., Ltd.	1 - 6	-	-	9,600	26,000
Directors	1 - 6.50	15,900	70,400	14,400	70,400
Related persons	1 - 7.75	32,000	32,000	32,000	32,000
Total		**47,900**	**102,400**	**56,000**	**128,400**

Movements of short-term loans from related parties for the three-month periods ended March 31, 2026 and 2025 were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Beginning balance	102,400	106,000	128,400	136,600
Increase	5,500	74,500	9,600	106,700
Decrease	(60,000)	(64,500)	(82,000)	(94,500)
Ending balance	47,900	116,000	56,000	148,800

The Group entered into a loan agreement with the related company, directors and related persons by issuing promissory notes due at call and unsecured.

Co-guarantee for liabilities

As at March 31, 2026 and December 31, 2025, related parties had co-guaranteed liabilities as follows:

Thousand Baht

				2026		2025	
Guarantor/Collateral	Note	Guarantee	Insured	Credit limit	Principal	Credit limit	Principal
a) D Power Holdings Company Limited,	12	Loan from financial institutions	The Company	39,000	17,120	39,000	13,490
D Energy and Retail Company Limited and directors							
b) Directors and related persons and	11	Bank overdrafts	The Company	5,000	4,374	5,000	4,595
mortgaged land including construction	12	Loan from financial institutions		64,000	15,818	64,000	15,818
c) Directors and related persons	17	Letter of guarantee	The Company	14,000	8,641	14,000	8,641
d) The Company, D Power Holdings Company Limited	11	Bank overdrafts	D Energy and Retail Company Limited	15,000	10,281	15,000	14,723
and directors							
The Company mortgaged investments property							
e) The Company, D Power Holdings Company Limited	12	Loan from financial institutions	D Energy and Retail Company Limited	36,590	22,936	36,590	24,549
and directors							
The Company mortgaged investments property							

Thousand Baht

Guarantor/Collateral	Note	Guarantee	Insured	2026 Credit limit	2026 Principal	2025 Credit limit	2025 Principal
f) The Company, D Power Holdings Company Limited and directors	11	Bank overdrafts	D Energy and Retail Company Limited	5,000	4,742	5,000	4,789
The Company mortgaged land held for development							
g) The Company, D Power Holdings Company Limited and directors	11	Short–term loans from financial institutions	D Energy and Retail Company Limited	6,000	6,000	6,000	6,000
The Company mortgaged land held for development							
h) The Company, D Power Holdings Company Limited and directors	12	Loan from financial institutions	D Energy and Retail Company Limited	7,810	5,572	7,810	5,867
The Company mortgaged investments property and land held for development							
i) Directors		Lease liabilities	Asset Group Khonkaen Company Limited	837	452	837	500

Nature of relationship

Name	Country/ Nationality	Relation	Type of relation
D Power Holdings Company Limited	Thailand	Direct subsidiary	Direct shareholding
Asset Group Khonkaen Company Limited	Thailand	Direct subsidiary	Direct shareholding
D Energy and Retail Company Limited	Thailand	Indirect subsidiary	Indirect shareholding
Sarakham Petroleum Company Limited	Thailand	Related company	Common director
Farmmart Corporation Company Limited	Thailand	Related company	Common director
Sarakham Oil Company Limited	Thailand	Related company	Common director
Big Automobile Company Limited	Thailand	Related company	Close family member of management
Related persons	Thai	Related persons	Close family member of management and/or shareholder

Bases of charge for intercompany revenues and expenses

	Pricing policies
Purchase - sale of goods and equipments	Referred to market price/ stipulate in the agreement
Revenue - expenses: rental and service of land including constructions	Stipulate in the agreement
Other expenses	Referred to market price
Interest income - expenses	Referred to commercial bank's interest rate.

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents as at March 31, 2026 and December 31, 2025 consisted of:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cash	150	248	3	3
Cash at banks	26,702	26,886	3,891	11,899
Total	**26,852**	**27,134**	**3,894**	**11,902**

6. COST OF PROPERTY DEVELOPMENT

Cost of property development as at March 31, 2026 and December 31, 2025 consisted of:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Property for sale				
Land and house	2,962	2,961	2,962	2,961
Property under development				
Land	80,970	80,970	80,970	80,970
Construction in progress	75,792	69,237	75,796	69,237
Capitalized interest cost	2,256	2,097	2,256	2,097
Total	**161,980**	**155,265**	**161,984**	**155,265**

Movements of cost of property development for the three-month periods ended March 31, 2026 and 2025 were summarized as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cost of sales	-	(2,792)	-	(2,792)
Construction cost	6,557	6,803	6,561	6,803
Capitalized interest cost included in				
Cost of property development	158	342	158	342
				%
Interest rate	4.78 - 4.80	7.00 - 7.50	4.78 - 4.80	7.00 - 7.50

As at March 31, 2026 and December 31, 2025, the Group mortgaged land with construction as collateral for credit facilities of loan which its carrying value were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Property under development	86,456	82,430	86,457	82,430

Information of property development projects as at March 31, 2026 and December 31, 2025 were as follows:

	Thousand Baht	
	Consolidated and separate financial statements	
	2026	2025
Total estimated sale value of property development projects which were in the process of selling	704,910	759,069
Total sale value of units which their controls were transferred to the customers	274,207	472,140
Total sale value under the contracts which were in the process of transfering of control to customers	59,760	13,255
Advance received	150	320

7. INVESTMENTS IN SUBSIDIARIES

Investments in subsidiaries as at March 31, 2026 and December 31, 2025 consisted of:

			%		*Thousand Baht*	
	Paid-up share capital		Shareholding		Cost value	
Subsidiaries	2026	2025	2026	2025	2026	2025
Direct Subsidiaies						
D Power Holdings Company Limited	10,000	10,000	100	100	10,000	10,000
Asset Group Khonkaen Company Limited	54,000	54,000	100	100	54,000	54,000
Total					**64,000**	**64,000**
Indirect Subsidiary						
Held by D Power Holdings Company Limited						
D Energy and Retail Company Limited	5,000	5,000	100	100	5,000	5,000

8. INVESTMENT PROPERTY

Movements of investment property for the three-month period ended March 31, 2026 were summarized as follows:

	Thousand Baht	
	Consolidated financial statements	Separate financial statements
Net book value		
At January 1, 2026	53,481	137,387
Increase/ transfer-in	291	291
Disposal/ transfer-out	-	-
Depreciation	-	(482)
At March 31, 2026	**53,772**	**137,196**

As at March 31, 2026 and December 31, 2025, the Group mortgaged investment property as collateral for credit facilities of loan which its carrying value were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Land	43,218	43,218	99,073	99,073
Construction	10,554	10,263	38,123	38,314
Total	53,772	53,481	137,196	137,387

As at March 31, 2026 and December 31, 2025, the Group had a minimum amount to be received in the future under operating leases were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
Year	2026	2025	2026	2025
1	4,534	3,995	3,060	3,240
2	3,995	3,995	2,640	2,640
3	2,554	3,553	1,980	2,640
Total	11,083	11,543	7,680	8,520

9. COST OF PROPERTY DEVELOPMENT

Movements of cost of property development for the three-month period ended March 31, 2026 were as follows:

Thousand Baht

	Consolidated financial statements			Separate financial statements		
	Land held for development	Construction in progress	Total	Land held for development	Construction in progress	Total
At cost						
At January 1, 2026	424,213	10,731	434,944	343,357	10,731	354,088
Purchase/ transfer-in	-	1,232	1,232	-	1,232	1,232
Disposal	(1,534)	-	(1,534)	-	-	-
At March 31, 2026	**422,679**	**11,963**	**434,642**	**343,357**	**11,963**	**355,320**

As at March 31, 2026 and December 31, 2025, the Group mortgaged land held for development as collateral for credit facilities of loan and to secure debentures which its carrying value were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Land held for development	246,697	195,889	175,119	124,311

10. PROPERTY, PLANT AND EQUIPMENT

Movements of property, plant and equipment for the three-month period ended March 31, 2026 were summarized as follows:

Thousand Baht

	Consolidated financial statements	Separate financial statements
Net book value		
At January 1, 2026	142,449	46,334
Purchase/ transfer-in, at cost	1,596	458
Disposal/ transfer-out, net book value	-	-
Depreciation	(1,303)	(382)
At March 31, 2026	142,742	46,410
Net book value		
Owned assets	140,153	46,410
Right-of-use assets	2,589	-
At March 31, 2026	**142,742**	**46,410**

As at March 31, 2026 and December 31, 2025, the Group mortgaged land with construction as collateral for credit facilities of loan and to secure debentures which its carrying value were summarized as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Land	90,164	55,855	34,309	-
Construction	28,988	28,051	1,419	-
Total	119,152	83,906	35,728	-

11. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Bank overdrafts and short–term loans from financial institutions as at March 31, 2026 and December 31, 2025 consisted of:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Bank overdrafts	19,397	24,107	4,374	4,595
Promissory note	6,000	6,000	-	-
Total	**25,397**	**30,107**	**4,374**	**4,595**

12. LOAN FROM FINANCIAL INSTITUTIONS

Loan from financial institutions as at March 31, 2026 and December 31, 2025 consisted of:

Financial institutions	Credit limit	Principal 2026	Principal 2025	Referred interest rate	Interest installment	Term of payment	Due of payment	
	Thousand Baht			%				
The Company								
Commercial bank	22,000	13,670	10,040	MLR	Monthly	Aug 2024 - Aug 2034	Installment 1^{st} - 10^{th}:	grace period for principal repayment
							Installment 11^{th} - 34^{th}:	monthly principal repayment of Baht 0.13 million
							Installment 35^{th} - 58^{th}:	monthly principal repayment of Baht 0.20 million
							Installment 59^{th} - 119^{th}:	monthly principal repayment of Baht 0.25 million
							Installment 120^{th} :	repayment for the principal outstanding remained
Commercial bank	13,500	7,565	7,565	SPRL	Monthly	Oct 2024 - May 2027	Installment 1^{st} - 36^{th}:	Principal repayment 80% of the selling price when mortgage are released.
Commercial bank	50,500	8,253	8,253	SPRL	Monthly	Oct 2024 - May 2027	Installment 1^{st} - 36^{th}:	Principal repayment 80% of the selling price when mortgage are released.
Commercial bank	17,000	3,450	3,450	MLR	Monthly	Nov 2025 - Nov 2035	Installment 1^{st} - 10^{th}:	grace period for principal repayment
							Installment 11^{th} - 34^{th}:	monthly principal repayment of Baht 0.07 million
							Installment 35^{th} - 58^{th}:	monthly principal repayment of Baht 0.14 million
							Installment 59^{th} - 119^{th}:	monthly principal repayment of Baht 0.20 million
							Installment 120^{th} :	repayment for the of principal outstanding remained

Financial institutions	Credit limit	Principal (Thousand Baht) 2026	Principal (Thousand Baht) 2025	Referred interest rate (%)	Interest installment	Term of payment	Due of payment	
The Company								
Commercial bank	6,445	6,388	-	MRR	Monthly	Feb 2026 - Sep 2040	Installment 1^{st} - 175^{th}:	monthly principal and interest repayment of Baht 0.06 million
							Installment 176^{th} :	principal and interest outstanding remained
Total		39,326	29,308					
Less Current portion of loans		(2,401)	(1,840)					
Long-term loan		**36,925**	**27,468**					

		Thousand Baht		%				
Financial		Principal		Referred	Interest			
institutions	Credit limit	2026	2025	interest rate	installment	Term of payment	Due of payment	
Subsidiaries								
Commercial bank	30,300	19,272	20,445	MLR	Monthly	Mar 2022 - Mar 2032	Installment 1st - 10th:	grace period for principal repayment
							Installment 11th - 119th:	monthly principal
								and interest repayment of Baht 0.36 million
							Installment 120th :	principal and interest outstanding remained
Commercial bank	5,000	2,620	2,960	MRR	Monthly	Aug 2023 - Jul 2029	Installment 1st - 4th:	grace period for principal repayment
							Installment 5th - 71st:	monthly principal repayment of Baht 0.09 million
							Installment 72nd :	principal outstanding remained
Commercial bank	3,810	2,446	2,622	MLR	Monthly	Mar 2023 - Feb 2033	Installment 1st - 6th:	grace period for principal repayment
							Installment 7th - 119th:	monthly principal
								and interest repayment of Baht 0.04 million
							Installment 120th :	principal and interest outstanding remained
Commercial bank	1,290	1,044	1,144	MLR	Monthly	Aug 2024 - Aug 2034	Installment 1st - 10th:	grace period for principal repayment
							Installment 11th - 119th:	monthly principal
								and interest repayment of Baht 0.03 million
							Installment 120th :	principal and interest outstanding remained
Commercial bank	4,000	3,126	3,244	MLR	Monthly	Feb 2025 - Feb 2035	Installment 1st - 119th:	monthly principal
								and interest repayment of Baht 0.04 million
							Installment 120th :	principal and interest outstanding remained
Total		28,508	30,415					
Less Current portion of loans		(5,827)	(5,767)					
Long-term loan		22,681	24,648					
Grand total		67,834	59,723					
Less Current portion of loans		(8,228)	(7,607)					
Long-term loan		**59,606**	**52,116**					

The Board of Directors' Meeting held on January 26, 2026 passed the resolution to approve Mr. Pongpot Lerdrungporn, director, to personally enter into the loan agreement with a financial institution to be used as working capital for the Company.

On February 3, 2026, the director entered into the credit facilities for loan from financial institution in the amount of Baht 6.45 million. Therefore, the Company has to comply to the terms and conditions as the same criteria as those loan agreement from financial institution.

Movements of loan from financial institution for the three-month periods ended March 31, 2026 and 2025 were as follows:

				Thousand Baht
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Beginning balance	59,723	41,552	29,308	9,259
Add Increase in loan	10,595	3,498	10,595	-
Less Repayment	(2,484)	(2,421)	(577)	(740)
Ending balance	67,834	42,629	39,326	8,519

13. DEBENTURES

The Group issued the unsubordinated secured debentures with debenture holders' representative at par value of Baht 1,000 which its details were as follows:

			Thousand Baht		*Year*		*%*	
			Principal			Maturity	Interest	Interest
Issued date	Units	Credit limit	2026	2025	Tenor	date	rate	payment
The Company								
Jan 17, 2025	116,400	116,400	116,400	116,400	2 Years 6 months	July 17, 2027	7.50	each quarterly
May 9, 2025	31,700	31,700	31,700	31,700	2 Years 6 months	Nov 9, 2027	7.25	each quarterly
Oct 30, 2025	41,700	41,700	41,700	41,700	2 Years	Oct 30, 2027	7.50	each quarterly
Mar 13, 2026	65,100	65,100	65,100	-	2 Years	Mar 13, 2028	7.50	each quarterly
Total			254,900	189,800				
Less Deferred debenture issuing cost			(6,853)	(5,751)				
Long-term debentures			**248,047**	**184,049**				

The carrying amount and fair values of debentures (gross amount before issuing cost) as at March 31, 2026 and December 31, 2025, were as follows:

Thousand Baht

	Consolidated and separate financial statements			
	Carrying amount		Fair value	
	2026	2025	2026	2025
Debentures	254,900	189,800	256,226	191,633

Fair values for traded debentures have been determined based on quoted selling prices from The Thai Bond Market Association at the close of the business at the end of the reporting period.

Movements of debentures for the three-month period ended March 31, 2026 were as follows:

Thousand Baht

	Carrying amount
Beginning balance	189,800
Issuance of debentures	65,100
Repayment	-
Ending balance	254,900
Beginning balance	(5,751)
Debenture issuing cost	(2,114)
Written-off as borrowing cost	1,012
Ending balance	(6,853)
Net	248,047

Debentures

During the period, the Group had issued debentures, which the details of the approved issuance of debentures are as follows:

Approval: The Board of Directors' Meeting held on November 10, 2025

Name: High-Risk callable and secured Debentures of Dhouse Pattana Public Company Limited No. 1/2026 due B.E.2028, the issuer has the right to redeem the debenture before the maturity date

Amount: Not exceed of Baht 100 million

Tenor: 2 years

Issued date: March 13, 2026

Maturity date: March 13, 2028

Interest rate:	7.50% per annum
Type:	A registered, unsubordinated and secured debentures with debenture holders' representative, and the issuer has the right to redeem the debenture before the maturity date
Offering:	Private placement to the institutional investors and/or high net-worth investors
Objective:	As working capital
Collateral:	The issuer of debentures agrees that since the date of collateral contract until the repayment is completed, the issuer of debentures shall maintain the ratio of the value of collateral assets to the total value of unredeemed debentures not less than 1.5 : 1 throughout the term of the debentures which the details are as follows: To mortgage land held for development and land including construction with the total value at any time shall not less than the specified condition

As of March 31, 2026, the Group has not yet issued the debentures in accordance with the resolution of the shareholders' meeting in the amount of Baht 34 million (year 2025: Baht 134 million).

14. REVENUE FROM CONTRACT WITH CUSTOMERS

Disaggregation of revenue for the three-month periods ended March 31, 2026 and 2025 were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Type of goods or services				
Sale of property	4,762	4,167	-	3,869
Sale of fuel and others	33,324	32,713	-	-
Services	1,499	1,135	840	600
Total	39,585	38,015	840	4,469
Rental income	54	31	47	46
Revenue of service	-	-	353	53
Other income	104	81	88	80
Total	158	112	488	179
Grand total	**39,743**	**38,127**	**1,328**	**4,648**

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Timing of revenue recognition				
At a point in time	38,190	36,961	88	3,949
Over time	1,553	1,166	1,240	699
Total	39,743	38,127	1,328	4,648

15. OPERATING SEGMENT

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance measured basing on segment operating profit or loss on a basis consistent with that used to measure operating profit or loss in the interim financial information.

Business segment

The Group identified their business segment as follows:

Dhouse Pattana Public Company Limited	Property development.
D Power Holdings Company Limited	Holding investments.
D Energy and Retail Company Limited	Oil station and retail business.
Asset Group KhonKaen Company Limited	Property development.

All inter-segment transaction were eliminated in preparing the consolidated financial statements.

Operating segment of the Group for the three-month periods ended March 31, 2026 and 2025 were as follows:

Thousand Baht

	Property development		Service station		Holding investments		Total	
	2026	2025	2026	2025	2026	2025	2026	2025
Overall operations								
Revenue								
Timing of revenue recognition								
At a point in time	4,762	4,167	33,324	32,713	-	-	38,086	36,880
Over time	-	-	1,499	1,135	-	-	1,499	1,135
Total	4,762	4,167	34,823	33,848	-	-	39,585	38,015
Profit (loss) from operations	(1,936)	(4,188)	1,653	657	(737)	(16)	(1,020)	(3,547)
Other expenses	(6,174)	(4,787)	(437)	(548)	(7)	-	(6,618)	(5,335)
Profit (loss) before income tax	(8,110)	(8,975)	1,216	109	(744)	(16)	(7,638)	(8,882)
Tax income	-	-	-	64	-	-	-	64
Profit (loss) for the period	(8,110)	(8,975)	1,216	173	(744)	(16)	(7,638)	(8,818)

Assets and liabilities as at March 31, 2026 and December 31, 2025 were are follows:

Thousand Baht

	Property development		Service station		Holding investments		Total	
	2026	2025	2026	2025	2026	2025	2026	2025
Assets								
Cash and cash equivalents	4,043	12,025	22,688	15,083	121	26	26,852	27,134
Trade and other receivables	392	1,137	739	741	142	141	1,273	2,019
Inventories	7,891	5,963	2,427	1,927	414	525	10,732	8,415
Cost of property development	596,622	590,209	-	-	-	-	596,622	590,209
Other current assets	551	861	67	81	318	349	936	1,291
Restricted bank deposits	281	281	37	12	-	-	318	293
Investments property	53,772	53,481	-	-	-	-	53,772	53,481
Property, plant and equipment	130,755	131,207	5,899	6,041	6,088	5,201	142,742	142,449
Right-of-use assets	1,853	1,949	183	209	-	-	2,036	2,158
Intangible assets	230	256	-	-	-	-	230	256
Other non-current assets	3,344	3,288	774	735	1,201	-	5,319	4,023

Thousand Baht

	Property development		Service station		Holding investments		Total	
	2026	2025	2026	2025	2026	2025	2026	2025
Liabilities								
Bank overdrafts and short-term loans								
from financial institutions	4,374	4,595	21,023	25,512	-	-	25,397	30,107
Trade and other payables	8,509	4,839	565	648	44	210	9,118	5,697
Advance received	150	320	-	-	-	-	150	320
Short-term loans from related persons	46,400	102,400	1,500	-	-	-	47,900	102,400
Other current liabilities	621	700	99	117	10	3	730	820
Loans from financial institutions	39,326	29,308	28,508	30,415	-	-	67,834	59,723
Lease liabilities	2,469	2,619	200	226	1,198	620	3,867	3,465
Debenture	248,047	184,049	-	-	-	-	248,047	184,049
Provisions for employee benefit	3,339	3,160	100	88	-	-	3,439	3,248
Provisions	2,301	2,355	-	-	-	-	2,301	2,355
Other non-current liabilities	2,074	1,997	678	615	6	3	2,758	2,615

16. INCOME TAX

The Group recognized tax income for the three-month periods ended March 31, 2026 and 2025 based on the best estimate of the weighted average annual income tax rate expected for the full financial year. Amounts accrued for income tax expense in the interim period may have to be adjusted in a subsequent interim period of that financial year if the estimate of the annual income tax rate changes.

Tax income for the three-month period ended March 31, 2025 were as follows:

	Thousand Baht
	Consolidated financial statements
Income tax recognized in profit or loss	
Current tax expense	
Current period	64
Deferred tax	
Movements in temporary differences	-
Tax income	**64**

17. COMMITMENTS

Commitments as at March 31, 2026 and December 31, 2025 consisted of:

	Thousand Baht	
	Consolidated and separate financial statements	
	2026	2025
a) Letter of guarantee issued by the banks on behalf of the Group regarding to the obligation under the agreement		
Land allotment with provision of public utilities or public services	5,542	5,542
Providing and maintenance the public utilities	3,099	3,099
Total	8,641	8,641

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
b) Commitments regarding to the agreements				
Monthly				
The security agreement	97	-	97	-
Rental agreement	4	2	2	2
Remaining amount				
Contractor agreement	1,602	1,231	1,602	1,231
Service agreement	10,498	750	2,006	750
Sale and purchase agreement on land	8,400	8,400	-	-
Purchase orders for gooods and material	425	-	-	-

Thousand Baht

18. FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to both a financial asset of one entity and a financial liability or equity instrument of another entity.

Significant financial instruments of the Group presented in the statement of financial position principally comprise deposits at bank, trade and other receivables, loan to related parties, trade and other payables, bank overdrafts, loan from financial institutions, loan from related parties, debenture and lease liabilities.

Fair value

The fair value of financial instruments, considerable judgment is necessarily required in estimation of fair value. Accordingly, the estimated fair value presented herein is not necessarily indicative of the amount that could be amid in a current market exchange. The use of different market assumptions and/or estimation methodologies may have a material effect on the estimated fair value.

19. DISPUTE

The Revenue Department had issued the administrative order not approving the requisition letter requesting to extend the period of filing the form notifying the names of shareholders, the number of shares, and the value of shares of the merged company (Form Kor Or 1 - Kor Or 4). The management of the Group assessed that the Group will not be affected by any impacts, consequently, the Group did not recognize any provisions for those situations.

20. RECLASSIFICATION

The Group has reclassified certain accounts in the statement of comprehensive income for the three-month period ended March 31, 2025 to conform with the presentation of the financial statements of current period as follows:

			Thousand Baht
	Separate financial statements		
	Before	Reclassification	After
Other income	601	(422)	179
Finance income	-	422	422